

STATE FISCAL ACCOUNTABILITY AUTHORITY

REGULAR SESSION

MEETING OF December 17, 2020

ITEM NUMBER 4

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Real Property Conveyance – Veterans Terminal

The SC State Ports Authority (Port) requests approval to sell and exchange approximately 76.5± acres at the Veterans Terminal to and with the United States of America, acting by and through the United States Coast Guard, for the amount of \$4,540,000 and approximately 89.29± acres of adjacent federally owned land. The Veterans Terminal is a non-containerized (breakbulk, bulk) cargo facility, which includes 4 piers and approximately 97,000 square feet of warehouse space. The Port licenses portions of the Veterans Terminal to tenants. The Port itself has very limited operations at the Veterans Terminal due to a variety of factors, including but not limited to a lack of demand for non-containerized services at that location and aging infrastructure/warehouse space at the terminal. The Port has declared the subject property as unnecessary for future operations or to carry out its purposes

The United States Coast Guard (USCG) plans to consolidate its facilities across the South Carolina coast and expand its operations in the Charleston area by making the USCG Base Charleston, which is directly adjacent to the Veterans Terminal. The USCG also plans to homeport national security vessels at the new site. Negotiations between the Port and USCG have taken place over the past couple of years.

The Port has also agreed to grant two (2) temporary, non-exclusive easements on the United States property to be received by the Port to the United States of America, acting by and through the United States Coast Guard, or its designee, in exchange for a total of \$1,638,000. The first temporary easement (FLETC Easement) of approximately 33 acres includes use of all improvements within the identified area and will terminate on December 31, 2023. The FLETC Easement's value is \$1,544,400. The second temporary easement (Tower Easement) of approximately 8 acres includes use of all improvements within the identified area and will terminate on September 30, 2021. The Tower Easement's value is \$93,600.

The proceeds from this transaction will be retained by the State Ports Authority pursuant to 2019-2020 Appropriations Bill H.4000, Part 1B, §93.15.

AUTHORITY ACTION REQUESTED:

As requested by the SC State Ports (Port) Authority through the Department of Administration, Facilities Management and Property Services, approve the proposed land sale and exchange by the SC State Ports Authority to and with the United States of America, acting by and through the United States Coast Guard, as well as the grant of two (2) temporary, non-exclusive easement.

ATTACHMENTS: Agenda item worksheet with attachments

**STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: December 17, 2020

Regular Agenda

1. Submitted by:

- (a) Agency: Department of Administration
(b) Authorized Official Signature:

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Real Property Conveyance – Veterans Terminal

3. Summary and Background Information:

The SC State Ports Authority (Port) requests approval to sell and exchange approximately 76.5± acres at the Veterans Terminal to and with the United States of America, acting by and through the United States Coast Guard, for the amount of \$4,540,000 and approximately 89.29± acres of adjacent federally owned land. The Veterans Terminal is a non-containerized (breakbulk, bulk) cargo facility, which includes 4 piers and approximately 97,000 square feet of warehouse space. The Port licenses portions of the Veterans Terminal to tenants. The Port itself has very limited operations at the Veterans Terminal due to a variety of factors, including but not limited to a lack of demand for non-containerized services at that location and aging infrastructure/warehouse space at the terminal. The Port has declared the subject property as unnecessary for future operations or to carry out its purposes.

The United States Coast Guard (USCG) plans to consolidate its facilities across the South Carolina coast and expand its operations in the Charleston area by making the USCG Base Charleston, which is directly adjacent to the Veterans Terminal. The USCG also plans to homeport national security vessels at the new site. Negotiations between the Port and USCG have taken place over the past couple of years.

The Port has also agreed to grant two (2) temporary, non-exclusive easements on the United States property to be received by the Port to the United States of America, acting by and through the United States Coast Guard, or its designee, in exchange for a total of \$1,638,000. The first temporary easement (FLETC Easement) of approximately 33 acres includes use of all improvements within the identified area and will terminate on December 31, 2023. The FLETC Easement's value is \$1,544,400. The second temporary easement (Tower Easement) of approximately 8 acres includes use of all improvements within the identified area and will terminate on September 30, 2021. The Tower Easement's value is \$93,600.

The proceeds from this transaction will be retained by the State Ports Authority pursuant to 2019-2020 Appropriations Bill H.4000, Part 1B, §93.15.

- 4. What is the Authority asked to do?** Consider approval of the proposed land sale and exchange by the SC State Ports Authority to and with the United States of America, acting by and through the United States Coast Guard, as well as the grant of two (2) temporary, non-exclusive easements.
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5. **What is recommendation of the submitting agency involved?** Consider approval of the proposed land sale and exchange by the SC State Ports Authority to and with the United States of America, acting by and through the United States Coast Guard, as well as the grant of two (2) temporary, non-exclusive easements.
-

6. **Private Participant Disclosure – Check one:**

- ☒ No private participants will be known at the time the Authority considers this agenda item.
- ☐ A Private Participant Disclosure form has been attached for each private participant.
As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.
-

7. **Recommendation of other office (as required)?**

- (a) Authorized Signature: _____
- (b) Office Name: _____
-

8. **List of Supporting Documents:**

- (a) Letter from Randolph R. Lowell of Willoughby & Hoefer, P.A., General Counsel for the SC State Ports Authority dated October 29, 2020
- (b) SC State Ports Authority Resolution Authorizing the Veterans Terminal Land Sale and Transfer with the United States of America, Acting by and through the United States Coast Guard and Exhibits
- (c) Boundary Map and Plats
- (c) SC Code of Laws Section 54-3-155
- (d) 2019-2020 Appropriations Bill H4000, Part 1B, Proviso 93.15
-

WILLOUGHBY & HOEFER, P.A.

ATTORNEYS & COUNSELORS AT LAW

MITCHELL M. WILLOUGHBY
JOHN M.S. HOEFER
RANDOLPH R. LOWELL**
TRACEY C. GREEN
CHAD N. JOHNSTON
JOHN W. ROBERTS
ELIZABETH ZECK*
ELIZABETHANN L. CARROLL
ANDREW J. D'ANTONI
R. WALKER HUMPHREY, II***
ANDREW R. HAND****
J. JOSEPH OWENS

ELIZABETH S. MABRY
J. PATRICK HUDSON
OF COUNSEL

JOSEPH H. FARRELL, III
SPECIAL COUNSEL

*ALSO ADMITTED IN TEXAS
**ALSO ADMITTED IN WASHINGTON, D.C.
***ALSO ADMITTED IN CALIFORNIA
****ALSO ADMITTED IN NORTH CAROLINA

October 29, 2020

Mr. Delbert Singleton
State Fiscal Accountability Authority
Wade Hampton Building, Ste 600
Columbia, SC 29201

Ms. Ashlie Lancaster
South Carolina Department of Administration
1200 Senate Street, Ste. 460
Columbia, SC 29201

Dear Mr. Singleton and Ms. Lancaster:

The purpose of this letter is to notify you of the intention of the South Carolina State Ports Authority (Ports Authority) to seek the approval of the State Fiscal Accountability Authority (SFAA) and/or the South Carolina Department of Administration (DOA) for the sale and exchange of certain real property located in Charleston County, South Carolina. A Real Property Transaction Submission & Approval Form relating to this request is attached hereto as **Exhibit A**.

By way of a brief background and introduction, the Charleston Naval Base (Naval Base) was established in 1901 originally as a shipyard, before later expanding into a full base during World War II. Covering approximately 1,575 acres on the west bank of the Cooper River in North Charleston, the Naval Base was in operation until 1996, when it was closed as the result of the recommendations of the 1993 Base Realignment and Closure (BRAC) Commission. Hundreds of thousands of people—military and civilian—were employed at the Naval Base throughout its operating years, and thousands of vessels were either built or supported there. As a result, the Naval Base had an enormous economic impact on the local community, the tri-county area, and the entire State of South Carolina.

Following closure of the Naval Base, the Charleston Naval Complex Redevelopment Authority (RDA) was established to manage the property for redevelopment and the creation of jobs. In April 1999, the RDA awarded a sublease with an option to purchase a portion of the Naval Base, now known as Veterans Terminal (VT), to the Ports Authority. VT is a non-containerized (breakbulk, bulk) cargo facility, which includes 4 piers¹ and approximately 97,000 square feet of warehouse space. The Ports Authority formally exercised its option to purchase and took title to VT in April 2019.

¹ From West to East, the Piers at VT are referred to as Piers Lima, Zulu, Mike, and November.

OFFICES:

COLUMBIA | 930 RICHLAND STREET, COLUMBIA, SC 29201 | 803.252.3300 FAX 803.256.8062
CHARLESTON | 133 RIVER LANDING DRIVE, SUITE 200, CHARLESTON, SC 29492 | 843.619.4426 FAX 843.619.4490

The Ports Authority licenses portions of VT to tenants. Notably, the Ports Authority itself has very limited operations at VT due to a variety of factors, including but not limited to a lack of demand for non-containerized services at that location and aging infrastructure/warehouse space at VT. Instead, the Ports Authority has focused growth and investment on containerized cargo options and the ability to handle higher capacity container ships.

Specifically, in order to meet the growing demand for containerized cargo services in the Southeast, the Ports Authority is on track to open the Hugh K. Leatherman Terminal (HLT) in March 2021, marking the country's first new container terminal in more than a decade. Like VT, the future HLT is located on a portion of the former Naval Base along the Cooper River. HLT will greatly enhance the Ports Authority's capacity and capabilities upon completion, including the ability to handle 19,000-TEU vessels at each berth. At full buildout, HLT will encompass 280-acres, three berths, and have an annual capacity for 2.4 million 20-foot containers (TEU)—doubling the Ports Authority's current volumes.

Phase 1 of HLT, which is the portion scheduled to open in March 2021, is situated on 134-acres and includes a 1,400 wharf, five new ship-to-shore cranes, 25 hybrid rubber-tired gantry cranes, and a new terminal operations headquarters building. It is expected to add 700,000 TEU of additional volume. Among other aspects, Phase 2 of HLT adds a second berth and another 700,000 TEU in volume capacity. Full buildout of Phase 3 includes a third berth and the full 2.4 million TEU in capacity for the finished terminal. HLT will also be supported by an intermodal container transfer facility to facilitate rail.

In recent years, the United States Coast Guard (USCG) developed plans to make U.S. Coast Guard Base Charleston (Base Charleston), which is directly adjacent to VT and includes 6 piers and multiple cutters (among other vessels), one of its largest bases in the United States. Pursuant to those plans and over the next five years, USCG will homeport multiple new cutters and consolidate its Charleston-area operations at Base Charleston. Like VT and HLT, Base Charleston is also located on a portion of the former Naval Base.

In support of their respective development and expansion plans, the Ports Authority and USCG began negotiating for an exchange of property, whereby the Ports Authority would receive a federally-owned parcel of land at the former Naval Base to construct a portion of HLT, and USCG would receive a portion of VT adjacent to Base Charleston to allow for more vessel and operating area (Land Exchange).

Specifically, the Ports Authority parcel to be exchanged is approximately 76.5-acres, and includes Piers Mike and November (Port Property). The USCG parcel to be exchanged is approximately 89.29-acres, and includes portions of a former Navy land fill which will become part of HLT and used for container-support services (USCG Property). A map showing the location of both the Port Property and USCG property is attached as **Exhibit B**. Notably, the Port and USCG Properties to-be-exchanged are essential for the Ports Authority's HLT development plans, and USCG's Base Charleston expansion plans, respectively. To facilitate the transfer, the Ports Authority and USCG have agreed to exchange the respective parcels in "as is" condition.

The primary boundaries for the relevant parcels are also reflected on the plats attached as **Exhibit C**. Of note, the Port Property and USCG Property are currently being subdivided for purposes of the Land Exchange, and the plats attached as Exhibit C are currently under review by the City of North Charleston. A copy of the existing deed and related documents for the Port Property is attached as **Exhibit D**.

In negotiating the Land Exchange, the Ports Authority commissioned an appraisal of both the Ports Authority and USCG parcels, which was performed by Sass, Herrin and Associates, Inc. (Sass Herrin). As reflected in the appraisal report dated November 11, 2019, a copy of which is attached as **Exhibit E**, Sass Herrin estimates the value of the Port Property to be \$21,840,000.00. As reflected in the appraisal report dated June 18, 2020, a copy of which is attached as **Exhibit F**, Sass Herrin estimates the value of the USCG Property to be \$17,300,000. As such, USCG agreed to pay the Ports Authority the difference of \$4,540,000 to "true up" the respective values as a condition of the Land Exchange.

In addition, the Ports Authority agreed to grant two temporary, non-exclusive easements on the USCG property, after it is received by the Ports Authority, to USCG for \$1,638,000. The first temporary easement of approximately 33-acres includes the orange-shaded area outlined in **Exhibit G**, where the Federal Law Enforcement Training Center currently operates a driver-training center and support facilities (FLETC Easement). The FLETC Easement will terminate on December 31, 2023. The second temporary easement of approximately 8-acres includes the yellow-shaded area outlined in Exhibit G, where the Coast Guard currently operates a NAVTEX communications tower (Tower Easement). The FLETC Easement's value of the total \$1,638,000 is \$1,544,400. The Tower Easement's value of the total \$1,638,000 is \$93,600.

In negotiating the FLETC and Tower Easements, the Ports Authority commissioned an appraisal of both easement parcels, which was performed by Sass Herrin. A copy of the easement appraisal report, dated June 29, 2020, is attached as **Exhibit H**. Pursuant to the easement appraisal report, Sass Herrin estimates the value of the FLETC easement at \$42,900/month, and the Tower Easement at \$10,400/month, which reflect a cumulative 6.9% annual rate of return. The \$1,638,000 easement price slightly discounted the 6.5% annual rate of return to reflect the fact that the lease payments will be fully paid up front, and the discount is an appropriate reflection of the time value of money, the significant financial and economic benefits to the State that will result from the development of HLT, and the national priority level of the Base Charleston expansion project.

More generally, given the significant container-volume expansion and large ship-handling capabilities of the future HLT, among other benefits, the Ports Authority believes the Land Exchange is appropriate and essential to its goal of becoming the preferred container terminal in the United States. In recognition of these factors, the Land Exchange as negotiated was formally

Mr. Delbert Singleton
Ms. Ashlie Lancaster
October 29, 2020
Page 4 of 4

approved by the Ports Authority Board at its Board meeting on October 19, 2020. A copy of the resolution approved by the Board is attached as **Exhibit I**.²

The property exchanged will allow Base Charleston to significantly expand its footprint and homeport more vessels with the addition of Piers Mike and November, which will provide even further economic benefits to the region and furthers national security. As a result of the Ports Authority's limited operations at VT, its possession of all four piers at the terminal was not required. However, Piers Lima and Zulu are not being transferred to the Coast Guard, and will continue to be available to the Ports Authority in support of existing operations, as necessary.

Finally, the Ports Authority further notes that the property exchange/sale and easements, for which the Ports Authority is seeking approval, will be undertaken with the resources available to the Ports Authority and has not impacted and will not impact the State's General Fund. Accordingly, and as more fully described above, the Ports Authority respectfully requests that SFAA and/or the DOA approve the property sale/exchange and easements.

Thank you for your assistance with this matter and, if you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

WILLOUGHBY & HOEFER, P.A.



Randolph R. Lowell

² The resolution is awaiting final formatting and signature by the secretary, but the attached exhibit was the resolution approved by the Board.

**RESOLUTION OF THE SOUTH CAROLINA STATE PORTS AUTHORITY
AUTHORIZING THE VETERANS TERMINAL LAND SALE AND TRANSFER WITH
THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED
STATES COAST GUARD**

WHEREAS, the South Carolina State Ports Authority has, as its mission and purposes, among others, to contribute to the economic development of South Carolina by fostering and stimulating waterborne commerce, including both cargo and passengers, to develop and improve the harbors or seaports of the State and to construct, equip, maintain, develop and improve such harbors or seaports and their port facilities, to the increase of waterborne commerce, foreign and domestic, through such harbors and seaports;

WHEREAS, the South Carolina State Ports Authority, among its powers, may rent, lease, buy, own, exchange, acquire, mortgage, and dispose of such property, real or personal, as the Authority may deem proper to carry out its purposes;

WHEREAS, the South Carolina State Ports Authority has title interest in certain parcels of real property at Veterans Terminal in the County of Charleston, South Carolina, consisting of approximately 76.5 acres, including Tax Map System Numbers 400-00-00-080, 400-00-00-101, 400-00-00-102, 400-00-00-113, and portions Tax Map System Number 400-00-00-043, referred to cumulatively herein as the "Ports Authority Property", and identified in Exhibit 1-A;

WHEREAS, the South Carolina State Ports Authority has determined that the Ports Authority Property is not necessary for future operations of the South Carolina State Ports Authority's terminals or to carry out its purposes as set forth in Section 54-3-130 of the South Carolina Code of Laws;

WHEREAS, the South Carolina State Ports Authority has agreed to sell and exchange the Ports Authority Property to and with the United States of America, acting by and through the United States Coast Guard, in exchange for the amount of Four Million Five Hundred Forty Thousand and 00/100 Dollars (\$4,540,000) and adjacent property owned by the United States of America, consisting of approximately 89.29 acres, including portions of Tax Map System Number 400-00-00-004, referred to as the "United States Property", and identified in Exhibit 1-A, which is reasonable and acceptable, and the sale and exchange of the Ports Authority Property and United States Property is desirable in the conduct of the South Carolina State Ports Authority's business and does not materially impair its ability to comply with any applicable provision of law or applicable bond resolution; and

WHEREAS, the South Carolina State Ports Authority has also agreed to grant two (2) temporary, non-exclusive easements on the United States Property received by the South Carolina State Ports Authority to the United States of America, acting by and through the United States Coast Guard, or its designee, in exchange for the amount of One Million Six Hundred Thirty-eight Thousand and 00/100 Dollars (\$1,638,000). The first temporary easement of approximately 33 acres includes use of all improvements within the area identified and outlined in Exhibit 1-B, and will terminate on December 31, 2023, unless extended by mutual agreement ("FLETG Easement"). The FLETG Easement's value of the total \$1,638,000 is \$1,544,400. The second temporary easement of approximately 8 acres area includes use of all improvements within the area identified outlined in

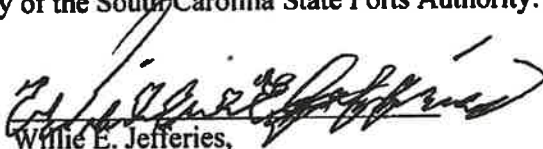
Exhibit 1-B, and will terminate on September 30, 2021, unless extended by mutual consent ("Tower Easement"). The Tower Easement's value of the total \$1,638,000 is \$93,600. The consideration received by the South Carolina State Ports Authority in exchange for these easements is reasonable and acceptable, and desirable in the conduct of the South Carolina State Ports Authority's business and does not materially impair its ability to comply with any applicable provision of law or applicable bond resolution.

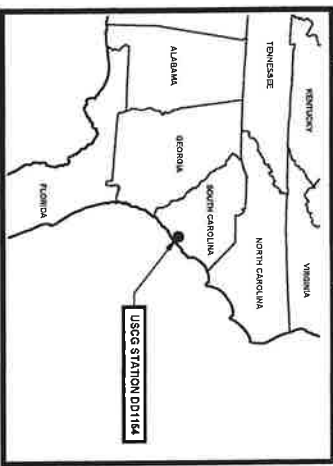
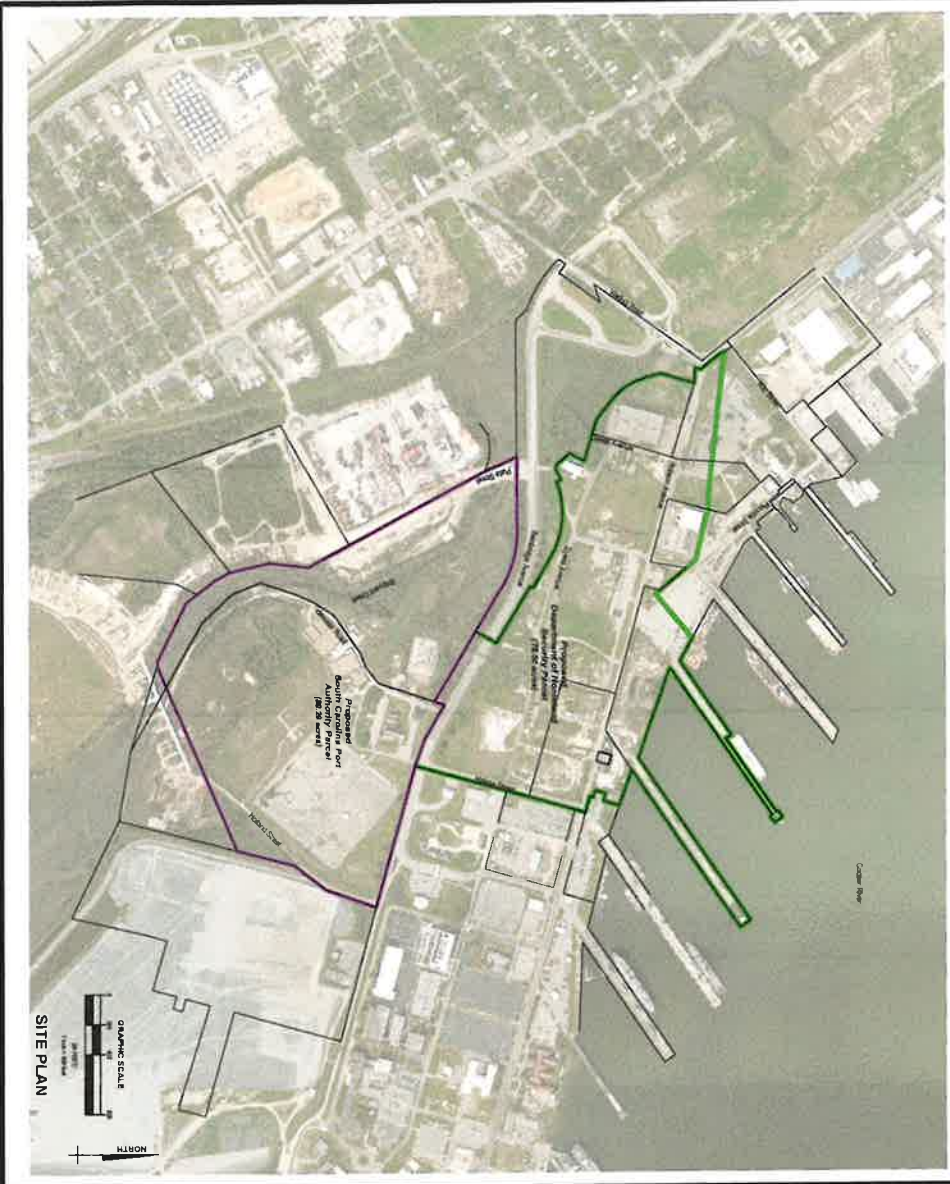
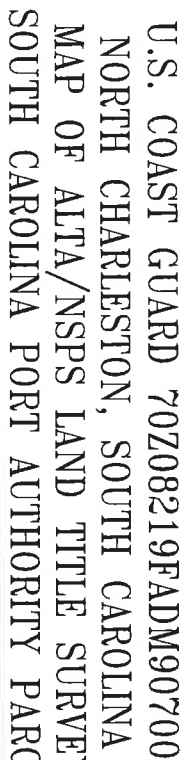
NOW THEREFORE BE IT RESOLVED, that the Board of the South Carolina State Ports Authority, in a meeting duly assembled, authorizes the South Carolina State Ports Authority's President and Chief Executive Officer, James I. Newsome, III, or his designee, to take any and all steps and do any and all things necessary, including the execution of all contracts and documents, to: (a) conclude the transfer and exchange of the Ports Authority Property to the United States of America, acting by and through the United States Coast Guard, or its designee, (b) to receive the payment of Four Million Five Hundred Forty Thousand and 00/100 Dollars (\$4,540,000), and (c) to receive adjacent property owned by the United States Coast Guard, consisting of approximately 89.29 acres, including portions of Tax Map System Number 400-00-00-004.

NOW THEREFORE BE IT FURTHER RESOLVED, that the Board of the South Carolina State Ports Authority, in a meeting duly assembled, authorizes the South Carolina State Ports Authority's President and Chief Executive Officer, James I. Newsome, III, or his designee, to take any and all steps and do any and all things necessary, including the execution of all contracts and documents, to grant temporary easements to the United States of America, acting by and through the United States Coast Guard, or its designees, over portions of the United States Property received by the South Carolina State Ports Authority, for the payment of One Million Six Hundred Thirty Eight Thousand and 00/100 Dollars (\$1,638,000), as consideration.

ADOPTED at the regular meeting of Board of Directors of the South Carolina State Ports Authority held October 19, 2020.

WITNESS the hand and seal of the Secretary of the South Carolina State Ports Authority.


Willie E. Jefferies,
Secretary



DRAWING INDEX	
SHEET NO.	SHEET TITLE
1	GENERAL OWNER SHEET, SHEET LOCATION AND WORKING MAP
2	OWNER MAP AND REFERENCES
3	OWNER SHEET
4	OWNER SHEET
5	OWNER SHEET
6	OWNER SHEET
7	OWNER SHEET

To the United States Circuit Court:

This is to certify that the map, or maps, and the survey on which it is based were made in accordance with the 2016 Uniform Standard Judicial Requirements for ALTA/ASPS (Joint Title Survey), party established and accepted by ALTA and ASPS. The first work was completed on October 24, 2019 as documented in **Work Order 1415.**

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina and meets the standards of the requirements of the Court as so specified herein.

CHARLES B. CARPENTER
WILSON COLLEGE, WILSON, PA. 17157
(412) 833-2733

CONSULTANTS

wood.

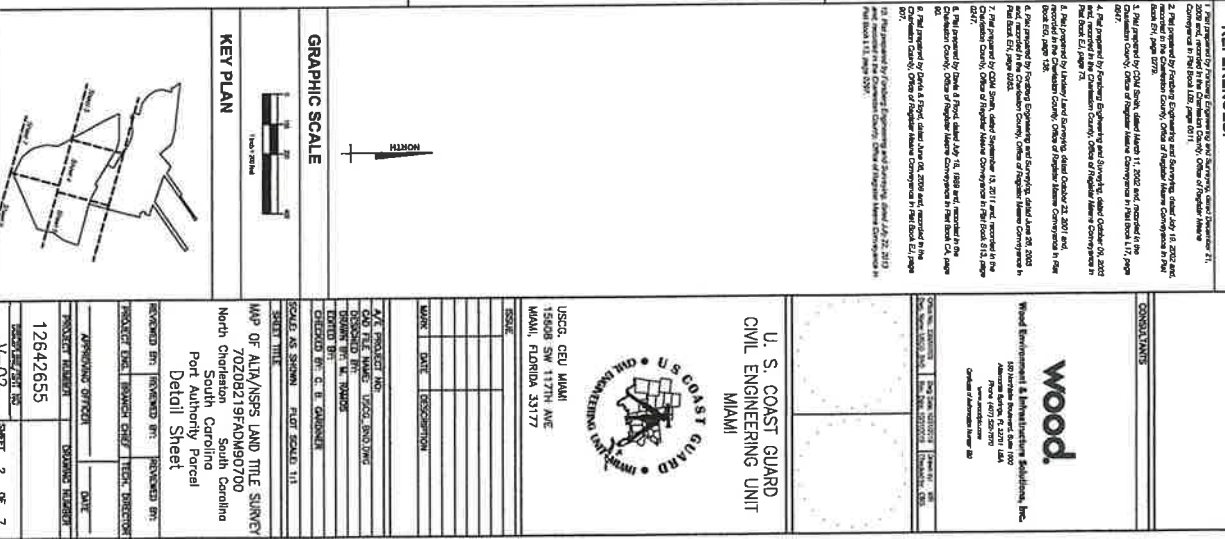
Wood Environment & Infrastructure Solutions, Inc.
 220 Northpark Boulevard, Suite 2000
 Alhambra, CA 91801, USA
 Phone: (627) 522 1570
 www.wes-inc.com
 Certified & Accredited Member ISO

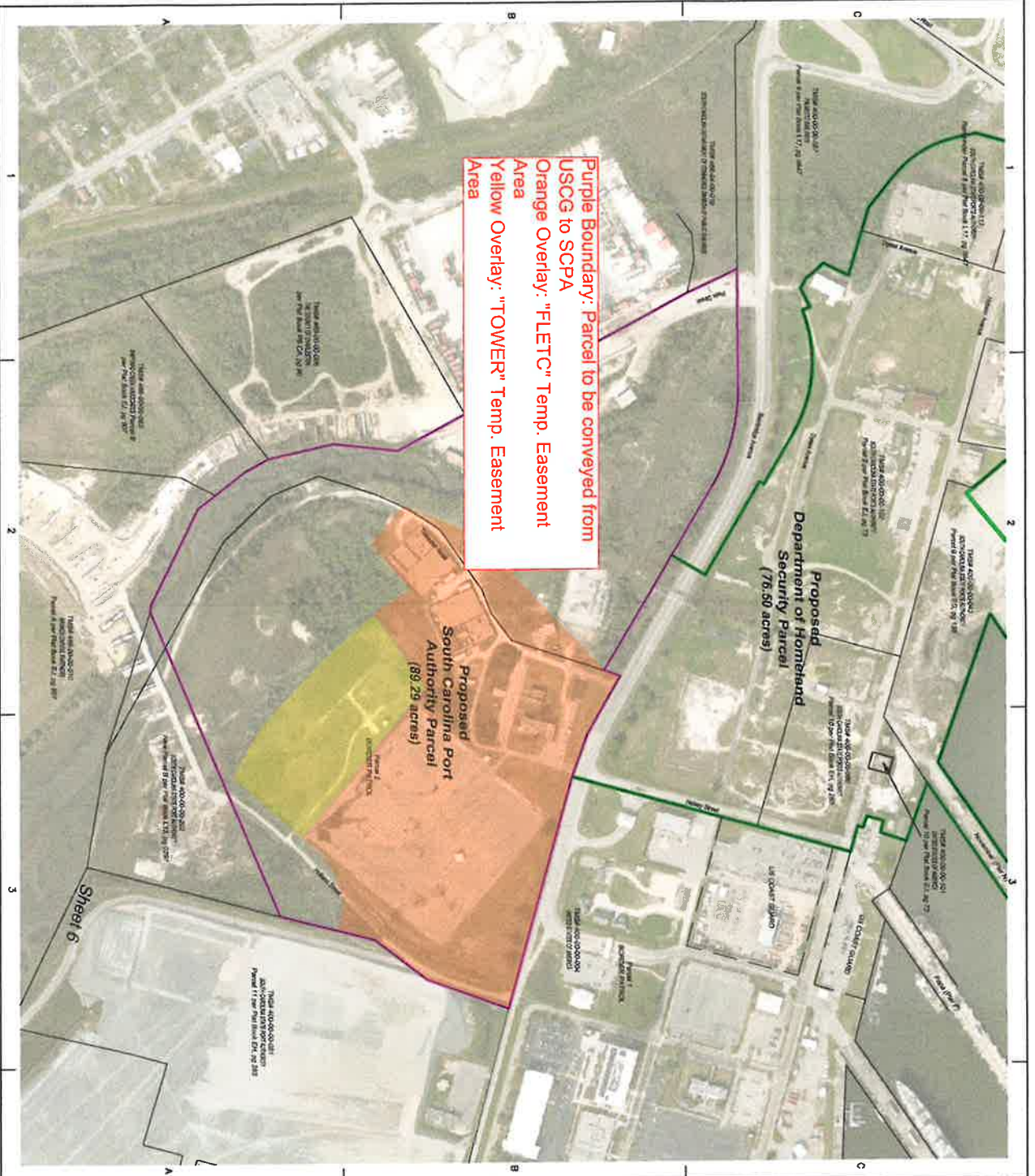
U. S. COAST GUARD
CIVIL ENGINEERING UNIT
MIAMI



USCG, CEU MIAMI
15608 SW 117TH AVE
MIAMI, FLORIDA 33177

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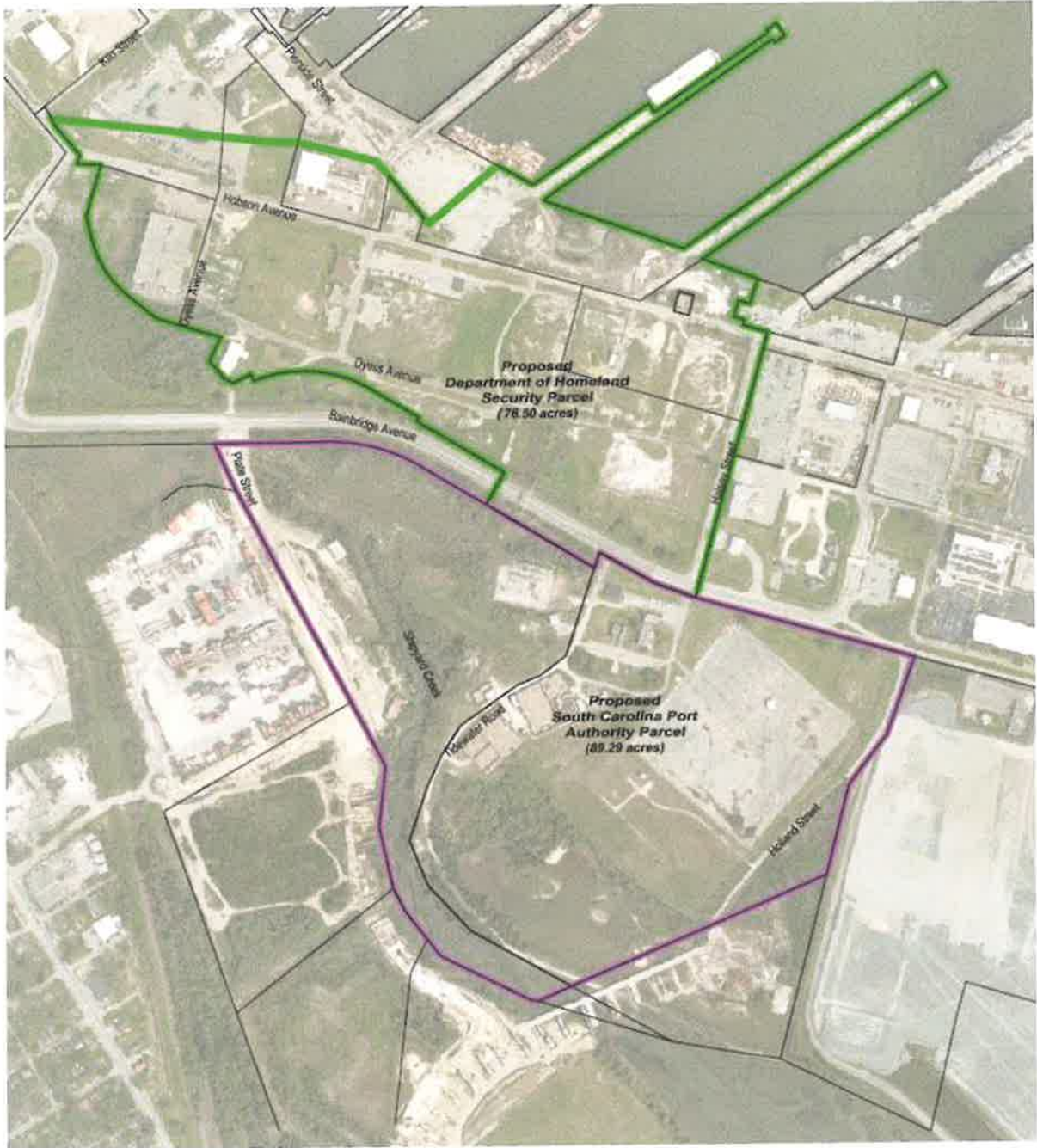


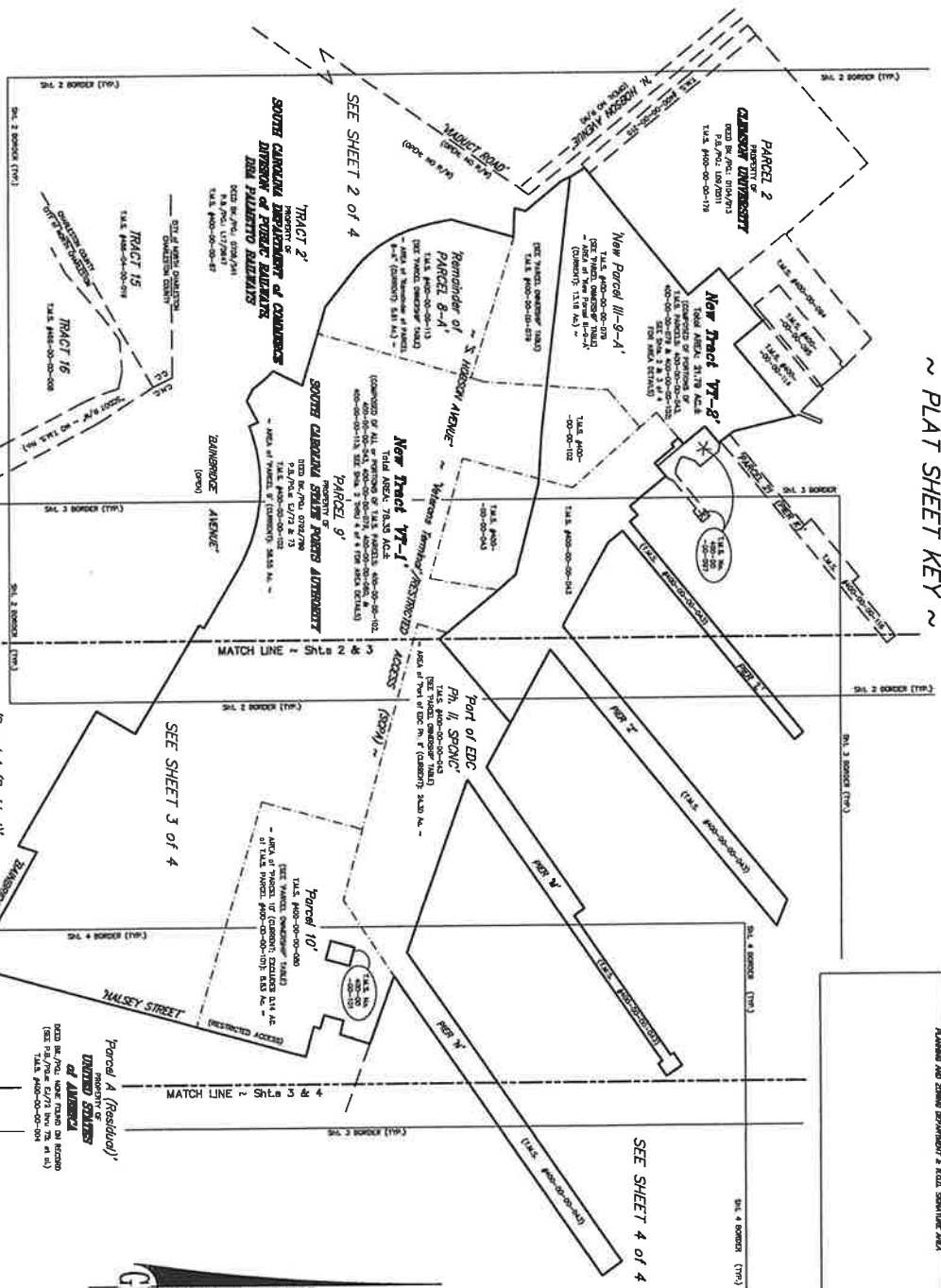
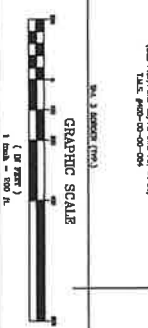


REFERENCES:

1. Map prepared by Planning Engineering and Surveying, dated December 2, 2009, titled "Proposed Parcel to be Conveyed from USCG to SCPA", dated December 2, 2009.
2. Map prepared by Planning Engineering and Surveying, dated May 18, 2009 and recorded in the Clerk of Superior Court, Office of Register of Deeds, dated May 18, 2009, titled "Proposed Parcel to be Conveyed from USCG to SCPA", dated May 18, 2009.
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GRAPHIC SCALE	
KEY PLAN	
U. S. COAST GUARD CIVIL ENGINEERING UNIT MIAMI	
1500 S.W. 17TH AVE MIAMI, FLORIDA 33177	
PROJECT NO. 12642655	
PROJECT NAME SOUTH CAROLINA PORT AUTHORITY PARCEL	
PROJECT LOCATION SOUTH CAROLINA PORT AUTHORITY PARCEL	
PROJECT DATE 12/18/2009	
PROJECT SHEET NO. V-02	
PROJECT SHEET OF 7	



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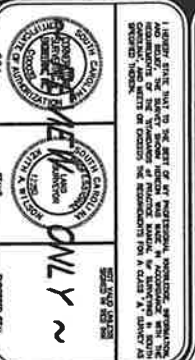
**A BOUNDARY, LOT LINE ABANDONMENT, & PARCEL RECOMBINATION PLAN
OF 98.28 ACRES OF THE "SCPA VETERANS TERMINAL" PARCELS
RECOMBINED INTO**
NEW TRACTS 'VT-1' (765 AC.) & 'VT-2' (21.79 AC.±)
BEING COMPOSED OF CHARLESTON COUNTY T.M.S. PARCELS
**No. 400--00--043, No. 400--00--079, No. 400--00--089,
No. 400--00--102 AND No. 400--00--113**
OWNED BY AND SURVEYED FOR
SOUTH CAROLINA STATE PORTS AUTHORITY
**LOCATED ON "OLD CHARLESTON" AND "S. HOBSON" AVENUES
CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA**

CORNERSTONE
SURVEYING & ENGINEERING, INC.
6100 Eacorn Bridge Rd. Summerville South Carolina 29486 Phone 843-871-9706

This is not a will, but none of the documents within bearing an original signature and a date, contained one of the names or signatures.

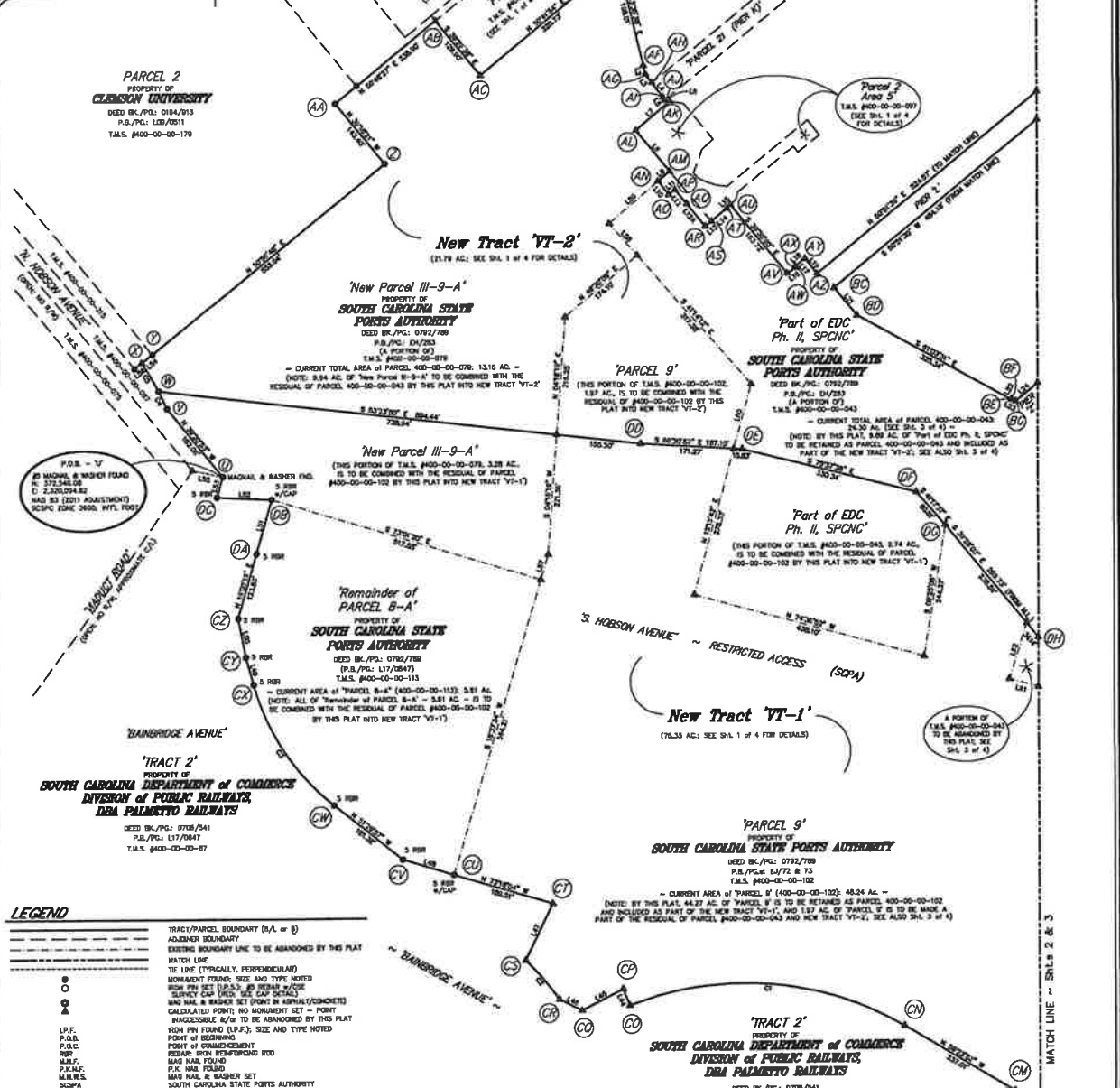
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Printed on _____



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 42°10'10" E	2.22'	L16	N 50°30'30" E	18.21'	L31	N 25°17'30" E	110.40'	L46	S 15°15'42" W	122.85'
L2	S 13°05'30" E	15.85'	L17	N 40°30'30" E	2.45'	L32	N 27°14'30" W	98.94'	L47	N 74°32'30" W	53.86'
L3	S 30°48'48" E	19.80'	L18	N 50°02'30" E	22.80'	L33	N 13°31'30" W	92.47'	L48	N 13°31'30" W	92.47'
L4	S 30°48'48" E	54.35'	L19	S 30°10'14" E	33.87'	L34	N 17°12'30" W	72.87'	L49	N 17°12'30" W	72.87'
L5	S 24°14'30" E	6.30'	L20	S 30°02'30" E	60.20'	L35	N 17°05'30" E	103.01'	L50	N 17°05'30" E	103.01'
L6	S 82°07'30" E	6.30'	L21	N 20°14'30" E	1.00'	L36	N 87°17'30" W	107.82'	L51	N 87°17'30" W	107.82'
L7	S 82°07'30" E	62.35'	L22	S 61°08'40" E	6.35'	L37	N 10°05'30" E	90.35'	L52	N 10°05'30" E	90.35'
L8	S 30°45'48" E	97.35'	L23	N 50°32'30" E	52.80'	L38	N 51°48'30" E	24.80'	L53	N 51°48'30" E	24.80'
L9	S 40°30'30" W	29.35'	L24	N 50°22'40" E	85.33'	L39	N 70°27'30" W	57.18'	L54	N 70°27'30" W	57.18'
L10	S 30°48'48" E	27.50'	L25	N 30°02'30" E	18.80'	L40	S 74°42'30" W	15.57'	L55	S 74°42'30" W	15.57'
L11	N 50°14'11" E	14.10'	L26	N 27°30'22" E	32.54'	L41	S 15°15'42" W	47.83'	L56	S 15°15'42" W	47.83'
L12	S 30°15'30" E	53.87'	L27	N 82°20'30" W	84.85'	L42	N 47°10'30" W	77.70'	L57	N 47°10'30" W	77.70'
L13	N 50°30'30" E	14.30'	L28	N 83°25'30" W	40.17'	L43	N 40°20'30" E	118.60'	L58	N 40°20'30" E	118.60'
L14	N 50°48'42" E	50.30'									
L15	N 47°45'30" E	9.57'									



LEGEND

- TRAC/Parcel Boundary (D/A or B)
- ADJACENT BOUNDARY
- EXISTING BOUNDARY LINE TO BE ABANDONED BY THIS PLAT
- MATCH LINE
- THE LINE (TYPICALLY, PERPENDICULAR)
- MONUMENT FOUND, SIZE AND TYPE NOTED
- IRON PIN SET (I.P.S.), 3/8" IRON PIN W/ 1/2" SCREW
- WAS NAIL & BRASS SET (POINT IN APPLICABLE CASES)
- CALCULATED POINT, NO MONUMENT SET - POINT
- INACCESSIBLE N/A TO BE ABANDONED BY THIS PLAT
- IRON PIN FOUND (I.P.F.), SIZE AND TYPE NOTED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- REMARK: IRON REINFORCING ROD
- WAS NAIL & BRASS SET
- P.L. NAIL FOUND
- WAS NAIL & BRASS SET
- SOUTH CAROLINA STATE PORTS AUTHORITY
- DISCUSS
- TYPICAL
- EXISTING
- EXISTING BOUNDARY
- PLAT BOUNDARY
- BOUNDARY
- NORTH AMERICA DATUM OF 1983
- SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM
- INTERNATIONAL FOOT DEFORMATION (1 METER = 39.37 INCHES)
- HORIZONTAL (H)
- EASTING (E)
- ACRES
- SQUARE FEET (LARGE NUMBERS)
- FEDERAL CURVELENGTH MANAGEMENT AGENCY
- FLOOD INSURANCE RATE MAP
- POINT OF TANGENCY
- POINT OF CURVATURE
- ARC LENGTH OF CURVE
- FOUND
- FOUND
- FIND
- FIND
- CONC
- CONC
- CONC

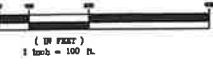
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	324.80'	374.97'	91°31'04"	288.94'	507.13'	N 80°18'30" W
C2	82.45'	408.64'	117°07'50"	47.86'	63.30'	N 10°25'30" W
C3	271.34'	433.09'	39°14'21"	140.23'	288.96'	N 33°27'00" W
C4	38.78'	588.05'	47°03'14"	17.66'	55.78'	N 33°26'14" W
C5	82.45'	503.00'	67°31'30"	30.38'	80.41'	N 21°04'19" W

NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE PAPER CARRIES THE SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- FOR ALL OTHER NOTES, REFERENCES, AND ADDITIONS TO THE LEGEND, SEE SHEETS 1, 3, and/or 4.

GRAPHIC SCALE



Project No. 20014
Sheet 2 of 4
Date: 12/15/2014
Drawn by: JAS
Checked by: JAS
Reviewed by: JAS

A BOUNDARY, LOT LINE ABANDONMENT, & PARCEL RECOMBINATION PLAT OF 98.28 ACRES OF THE 'SCPA VETERANS TERMINAL' PARCELS RECOMBINED INTO
NEW TRACTS 'VT-1' (76.35 Ac.±) & 'VT-2' (21.79 Ac.±)
BEING COMPOSED OF CHARLESTON COUNTY T.M.S. PARCELS
No. 400-00-00-043, No. 400-00-00-079, No. 400-00-00-080,
No. 400-00-00-102 and No. 400-00-00-113
OWNED BY AND SURVEYED FOR
SOUTH CAROLINA STATE PORTS AUTHORITY
LOCATED ON THE 'OLD CHARLESTON NAVY BASE' ON 'BANBRIDGE' & 'S. HOBSON' AVENUES
CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

CORNERSTONE
SURVEYING & ENGINEERING, INC.
500 Beaufort Ridge Rd., Summerville, South Carolina 29486. Phone 843.671.7000

NEW TRACTS

ONLY

I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE FOUND THE DATA TO BE TRUE AND CORRECT. I HAVE ALSO FOUND THE DATA TO BE TRUE AND CORRECT. I HAVE ALSO FOUND THE DATA TO BE TRUE AND CORRECT.

GRID NORTH
NAD 83 (2011 ADJUSTMENT)

LINE TABLE

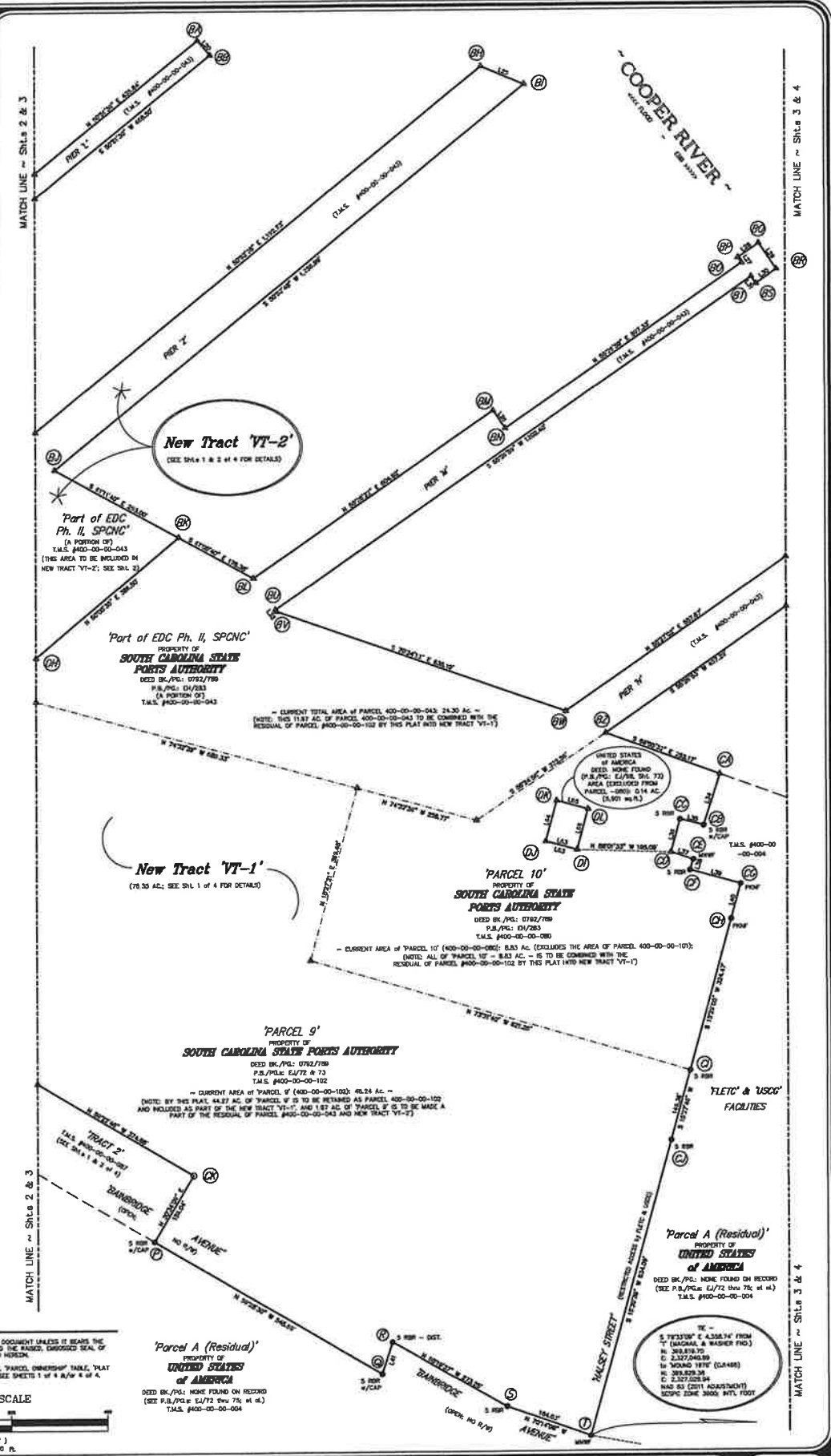
LINE	BEARING	DISTANCE
L20	S 38°26'42" E	43.01'
L21	S 87°58'06" E	97.20'
L22	S 34°25'45" E	44.87'
L23	N 34°25'39" W	12.91'
L24	S 30°23'02" E	31.88'
L25	S 34°56'36" E	68.48'
L26	S 30°23'02" E	31.88'
L27	N 31°54'00" W	17.47'
L28	S 34°25'39" E	4.91'
L29	S 17°56'06" E	11.08'
L30	N 75°52'22" W	56.57'
L31	S 15°35'25" W	70.80'
L32	S 77°57'35" E	48.86'
L33	N 17°54'07" E	22.93'
L34	S 74°57'10" E	108.53'
L35	S 15°58'02" W	74.90'
L36	S 18°22'02" W	89.42'
L37	N 74°58'18" W	87.54'
L38	N 15°23'54" E	87.34'
L39	S 74°58'18" E	87.54'
L40	S 18°23'54" W	87.34'

NOTE(S)

1. THIS IS NOT A TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, UNDOGGED SEAL OF THE PROFESSIONAL LAND SURVEYOR NOTED HEREON.
2. FOR PLAT NOTES, "REFERENCE", "LEGEND", "PARCEL CHANGES", "TABLE", "PLAT SHEET KEY MAP", "LOCATION MAP", etc., SEE SHEETS 1 OF 4 & 2 OF 4.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



A BOUNDARY, LOT LINE ABANDONMENT, & PARCEL RECOMBINATION PLAT OF 98.28 ACRES OF THE SCVA VETERANS TERMINAL PARCELS RECOMBINED INTO:

NEW TRACTS 'VT-1' (76.35 AC.±) & 'VT-2' (21.79 AC.±)

BEING COMPOSED OF CHARLESTON COUNTY T.A.S. PARCELS
No. 400-00-00-043, No. 400-00-00-079, No. 400-00-00-080,
No. 400-00-00-102 AND No. 400-00-00-113
OWNED BY and SURVEYED FOR
SOUTH CAROLINA STATE PORTS AUTHORITY
LOCATED ON THE 'OLD CHARLESTON NAVY BASE' ON 'BANERIDGE' & 'HALSEY' AVENUES
CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

CORNERSTONE
SURVEYING & ENGINEERING, INC.

620 Seaboard Bldg. Ste. 2000, North Charleston, SC 29405 Phone 843.471.0700



1. I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AND THAT THE SAME HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

GRID NORTH
NAD 83
1010 88
ONLY

MATCH LINE ~ Shts 3 & 4

MATCH LINE ~ Shts 3 & 4

Parcel A (Residual)
UNITED STATES
of AMERICA
DEED BK./PG. NONE FOUND ON RECORD
(SEE P.18/PG. 64/72 thru 75 of 84)
T.M.S. #400-00-00-004



LOCATION MAP
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
1,3,5	S 35°24'01" E	84.70'

NOTES

- THIS IS NOT A VALID TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO MAP THE VARIOUS PARCELS OF LAND OWNED, NOW OR HERETOFORE, BY THE SOUTH CAROLINA STATE PORTS AUTHORITY (SCSPA), BEING PART OF THE SCSPA VETERANS TERMINAL, ON THE OLD CHARLESTON "NAVY BASE", DESIGNATED AS CHARLESTON COUNTY T.M.S. PARCELS, No. 400-00-00-043, -079, -080, -113, AND -115, SUCH AS TO RE-CONSIDER THE PARCELS INTO TWO DISTRICT TRACTS IN ORDER TO SHOW THE LARGEST AREA WITH THE UNITED STATES GOVERNMENT'S INTEREST IN EXCHANGE FOR A PORTION OF THE STATE VETERANS TERMINAL LING ON THE COOPER RIVER AND ADJACENT TO THE U.S. COAST GUARD.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY LINE SHOWN ON THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY. NO IMPROVEMENTS, CHANNELS, CONDUITS, ADDITIONS, FENCES, OR OTHER STRUCTURES OR BUILDINGS ON THE "SCSPA" PROPERTY OF THE ADJACENT PARCELS, LOTS, OR/AND ROADWAYS HAVE BEEN SURVEYED, MEASURED, AND/OR MAINTAINED ON THIS PLAT AT THE SPECIFIC LOCATION AND INSTRUCTION GIVEN BY THE OWNER OF THIS PROPERTY (SCSPA).
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED TO SHOW THE OWNERSHIP AND BOUNDARY INFORMATION OF THE SUBJECT PROPERTY AND ADJACENTS AS GIVEN IN THE PUBLIC RECORDS WHICH ARE AVAILABLE WITH THE CHARLESTON COUNTY REGISTER OF DEEDS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- THIS PLAT HAS BEEN DONE FOR THE SOUTH CAROLINA STATE PORTS AUTHORITY (SCSPA) IN ACCORDANCE WITH THEIR PLANNED/INTENDED USE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (E.G. POWER, TELEPHONE, SANITARY AND/OR STORM SEWER) THAT WERE NOT NOTED HEREON IN THE REFERENCE DEED OF REFERENCE PLAT ASSOCIATED WITH THIS PROPERTY. ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VOUCHERED AS TO SIZE, DEPTH, MATERIAL, AND/OR CONSTRUCTION. THIS PLAT DOES NOT ADDRESS ANY SUB-TERRANEAN CONDITIONS OF ANY NATURE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- BASED ON F.E.M.A. PANEL 4000000000 (MAP INDEX 4000000000) DATED 11/17/2000, THE SCSPA PROPERTY NAMED HEREON ARE LOCATED IN FLOOD ZONES: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, 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A1994, A1995, A1996, A1997, A1998, A1999, A2000, A2001, A2002, A2003, A2004, A2005, A2006, A2007, A2008, A2009



2. THE SOLE PURPOSE OF THIS PLAN IS TO USE THE BOUNDARY OF "New Parcel A-1", THE WESTERN 16.77 ACRE PORTION BEING SUBDIVIDED FROM Parcel A (hereinafter, which is hereinafter AS CHARLESTON COUNTY THIS PLANNED UNIT NO. 400-00-00-004, BY THIS PLAN IN PREPARATION OF THE UNITED STATES GEOLOGICAL SURVEY OFFERING IT TO THE SOLE USE OF THE STATE OF SOUTH CAROLINA AS A COOPER RIVER AND ADJACENT WATERSHED TO THE UNITED STATES COAST LANDS BEHIND OF THE OLD CHARLESTON NAVY BASE.



'Parcel A (Residual)'
PROPERTY OF
UNITED STATES
OF AMERICA
NOTED BY/PRI: NONE FOUND ON RECORD
(SEE P.2/PAGE 1/172 b7E, et al.)
TULSA 4400-00-00-004

CORNERSTONE
SURVEYING & ENGINEERING, INC.
2482 Jacobs Bridge Rd. Summerville, South Carolina 29486 Phone 843-871-9700



- ### LEGEND



Hugh K. Leatherman, Sr., Termin
PROPERTY OF
SOUTH CAROLINA STATE
HISTORICAL ARCHIVES

ONLY

COMPANY NAME
E.C. CERTIFICATE OF
GOODS

PARCEL/TRACT/LOT
TRACT 2 (a.d. 2004)

SOUTH CAROLINA CODE OF LAWS

TITLE 54 - PORTS AND MARITIME MATTERS

CHAPTER 3.

SOUTH CAROLINA STATE PORTS AUTHORITY

SECTION 54-3-155. Sale of real property, building, terminals, or other permanent structures.

Without prior approval from the State Fiscal Accountability Authority or the Department of Administration, as applicable, the authority may not sell any real property or any buildings, terminals, or other permanent structures, excluding equipment, appurtenant to real property that are or may be used to carry out the purposes of the authority as provided in Section 54-3-130.

HISTORY: 2009 Act No. 73, Section 8, eff June 16, 2009.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

South Carolina General Assembly
123rd Session, 2019-2020

H. 4000

General Appropriations Bill for fiscal year 2019-2020
As Ratified by the General Assembly

PART IB

OPERATION OF STATE GOVERNMENT

SECTION 93 – D500-DEPARTMENT OF ADMINISTRATION

93.15. (DOA: Sale of Surplus Real Property) Up to fifty percent of the proceeds, net of selling expenses, from the sale of surplus real properties shall be retained by the Department of Administration and used for the deferred maintenance of state-owned buildings. The remaining fifty percent of the net proceeds shall be returned to the agency that the property is owned by, under the control of, or assigned to and shall be used by that agency for nonrecurring purposes. This provision applies to all state agencies and departments except: institutions of higher learning; the Public Service Authority; the Ports Authority; the MUSC Hospital Authority; the Myrtle Beach Air Force Redevelopment Authority; the Department of Transportation; the Columbia State Farmers Market; the Department of Agriculture's Columbia Metrology Lab building and property; the Charleston Naval Complex Redevelopment Authority; the Department of Commerce's Division of Public Railways; the Midlands Technical College Enterprise Campus Authority; the Trident Technical College Enterprise Campus Authority; the Commissioners residence at the Department of Corrections and the Educational Television Commission's Key Road property.

The Educational Television Commission shall be authorized to retain the net proceeds from the sale of its property on Key Road, and such proceeds may be used for the renovation of the ETV Telecommunications Center and other maintenance and operating expenses. If it is determined that sufficient net proceeds are not to be derived from the sale of its property on Key Road to cover the cost of all renovations of the Telecommunications Center, the property on Key Road shall not be sold. Any proposed sale hereunder shall, prior to said sale, be submitted to the Department of Administration for approval as being in compliance with the requirements of this subsection.

The Department of Corrections shall be authorized to retain the net proceeds from the sale of the residence provided for the Commissioner of the Department of Corrections and use such proceeds for deferred maintenance needs at the Department of Corrections.

The Forestry Commission shall be authorized to retain the net proceeds from the sale of surplus land for use in firefighting operations and replacement of firefighting equipment.

The Department of Natural Resources shall be authorized to retain the net proceeds from the sale of existing offices originally purchased with a federal grant or with restricted revenue from hunting and fishing license sales for the improvement, consolidation, and/or establishment of regional offices and related facilities.

The Department of Agriculture, the Educational Television Commission, the Department of Corrections, the Department of Natural Resources, and the Forestry Commission shall annually submit a report, within sixty days after the close of the fiscal year, to the Senate Finance Committee and the House Ways and Means Committee on the status of the sale of the identified property and a detailed accounting on the expenditure of funds resulting from such sale.

This provision is comprehensive and supersedes any conflicting provisions concerning disposition of state-owned real property whether in permanent law, temporary law or by provision elsewhere in this act.

Any unused portion of these funds may be carried forward into succeeding fiscal years and used for the same purposes.